

RESOLUTION NO. 89-88

A RESOLUTION OF THE CITY OF FORT LAUDERDALE, FLORIDA, FINDING THAT ONE OR MORE SLUM OR BLIGHTED AREAS AS DEFINED IN PART III, CHAPTER 163, FLORIDA STATUTES, EXIST IN THE CITY OF FORT LAUDERDALE WITHIN THAT AREA LYING EAST OF THE EASTERN CHANNEL LINE OF THE INTRACOASTAL WATERWAY, WEST OF THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN, SOUTH OF THE NORTHERN RIGHT-OF-WAY LINE OF ALHAMBRA STREET EAST OF BIRCH ROAD AND THE NORTHERN LIMIT OF SEBASTIAN STREET WEST OF BIRCH ROAD, AND NORTH OF THE SOUTHERN PROPERTY LINE OF BAHIA MAR EXTENDED EASTWARD TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; FINDING THAT REHABILITATION, CONSERVATION, REDEVELOPMENT OR A COMBINATION OF SUCH ACTIVITIES IN SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF THE CITY OF FORT LAUDERDALE; FINDING A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to a Special Act of the Florida Legislature adopted in 1961, which Special Act is known as the "Fort Lauderdale Urban Renewal Law" (the "Special Act") and the provisions of Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended, (sometimes referred to as the "Redevelopment Act"), the City of Fort Lauderdale may be empowered to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum or blighted areas, to encourage needed community rehabilitation and to provide for the redevelopment of slum and blighted areas; and

WHEREAS, pursuant to Resolution No. 87-71 adopted by the City Commission of the City of Fort Lauderdale on March 3, 1987, the City Commission of the City of Fort Lauderdale declared a certain area in the Central Beach Area as blighted in accordance with the procedures of the Special Act; and

WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all those powers conferred upon local governments by Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended, subject to the review and approval of the Community Redevelopment Plan by the Board of County Commissioners of Broward County, Florida within the municipal boundaries of the City of Fort Lauderdale; and

WHEREAS, certain administrative officials of the City of Fort Lauderdale, Florida, have undertaken and completed a review of the Central Beach Area of the City for purposes of determining if slum or blighted conditions, or both, exist within all or part of such area; and

WHEREAS, the City Commission has received a recommendation from the Beach Redevelopment Board (the "Board") that a finding of the existence of one or more slum or blighted areas within the Central Beach Area of the City be adopted by the City Commission; and

WHEREAS, such area qualifies as a "blighted area" as that term is defined in Section 163.340(8), Florida Statutes, to include

an area in which there are a substantial number of slum, deteriorated or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more specified factors which substantially impairs or arrests the sound growth of a municipality and is a menace to the public health, safety, morals or welfare in its present condition and use; and

WHEREAS, it is recognized by the City Commission that such finding of the existence of one or more slum or blighted areas within the Central Beach Area does not necessarily imply that all properties within the area of the finding are slum or blighted, but rather that there is the existence of a substantial number of slum, deteriorated or deteriorating structures within the area, thereby necessitating an overall redesign and plan of the area so that a balanced, integrated plan can be developed for the area; and

WHEREAS, there exist certain properties within the area described in Section 2 below which are not blighted but which are impacted and affected by the existence of slum, deteriorated or deteriorating structures; and

WHEREAS, accordingly, the City Commission desires to expand the boundaries of the area previously declared blighted pursuant to Resolution No. 87-71 and wishes to pursue community redevelopment activities in the expanded area described herein pursuant to the provisions of the Redevelopment Act; and

WHEREAS, the City Commission has received the recommendations and presentation of its administrative officials and the Board;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true, correct and incorporated into this Resolution by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida does hereby find, based on the information presented to the City Commission in a public meeting that one or more slum or blighted areas as defined in Part III, Chapter 163, Florida Statutes, exists within the area lying east of the eastern channel line of the Intracoastal Waterway, west of the mean high water line of the Atlantic Ocean, south of the northern right-of-way line of Alhambra Street east of Birch Road and the northern limit of Sebastian Street west of Birch Road, and north of the southern property line of Bahia Mar extended eastward to the mean high water line of the Atlantic Ocean within the City and depicted on Exhibit "A", attached hereto and incorporated herein (the "Redevelopment Area").

SECTION 3. That the City Commission of the City of Fort Lauderdale, Florida further finds and determines that rehabilitation, conservation, redevelopment or a combination thereof is necessary in the interest of the public health, safety, morals and welfare of the residents of the City of Fort Lauderdale, Florida.

SECTION 4. That as a result of the finding of the existence of one or more slum or blighted areas in Section 2 hereof and the necessity for rehabilitation, conservation or redevelopment, or combination thereof, in Section 3 hereof, the City Commission does hereby find that a need exists for the creation of a Community Redevelopment Agency as provided in the Redevelopment Act for the pur-

pose of rehabilitating the Redevelopment Area and eradicating conditions of slum or blight, or both, therein.

SECTION 5. That the City Commission hereby determines that the finding of the Redevelopment Area to be a slum or blighted area is made for the purpose of determining that community redevelopment in such community redevelopment area may be planned and initiated pursuant to Section 163.360(1), Florida Statutes, and that the adoption of the community redevelopment plan and establishment of the boundaries of the community redevelopment area as provided in Section 163.362, Florida Statutes, may include an area that may be reduced in scope from the Redevelopment Area described in this Resolution.

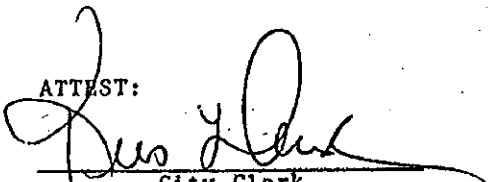
SECTION 6. That in the event that the Community Redevelopment Area as finally determined pursuant to the Community Redevelopment Plan is comprised of an area less than that subject to the determination of this Resolution, then the City Manager is hereby directed to prepare and present to the City Commission a resolution conforming the boundaries and existence of a slum or blighted area with the Community Redevelopment Area contained within the community redevelopment plan approved by the City Commission.

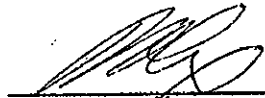
SECTION 7. That the City Clerk is hereby authorized and directed to notify all "taxing authorities", as that term is defined in the Redevelopment Act, of the adoption of this Resolution.

SECTION 8. That this Resolution shall take effect immediately upon its adoption.

ADOPTED this the 18th day of April, 1989.

ATTEST:

  
City Clerk  
KRIS L. ANDERSON

  
Mayor  
ROBERT O. COX

SPM:5159E